

City Planning Commission

Minutes

Carnegie Town Hall, 235 West 10th Street

Wednesday, July 6, 2011 at 7:00 PM

ROLL CALL

Members Present:

Members Absent:

Planning Commissioner Nick Sershen

Planning Commissioner Andi Anderson

Planning Commissioner Steve Gaspar

Planning Commissioner Lynnette Olson Planning Commissioner Meredith Larson

Planning Commissioner Ken Dunlap

Planning Commissioner Darla Erb

Planning Commissioner Jessie Schmidt

Planning Commissioner Denny Pierson

Ken Dunlap left

CONSENT AGENDA

1. APPROVAL OF JUNE 1, 2011 MINUTES OF REGULAR MEETING.

2. PLATS

2011-06-05: REZONE from the O, Office District and the 57th Street East Planned Development District to the C-4, Planned Commercial District for allowed uses at W. 59th St. & S. Louise Ave.

3.

Legal Description:Block 6, Rolling Hills Subdivision and Lots 4-6, Block 1, Crystal Springs Addition, Lincoln County

Recommendation Approval

2011-06-02: MAJOR AMENDMENT to Subarea B of the Red Rock Park Planned Development District to add off-sale alcohol as an accessory use to the allowed uses at 5400 E. Arrowhead Parkway.

4.

Legal Description:Lot 1, of Tract A, Red Rock Park 2nd Addition,
Minnehaha County

Recommendation Approval

2011-06-01: CONDITIONAL USE PERMIT in the C-2, General Commercial District
to allow development of a site greater than an acre for screen printing and
apparel retail at 3410 S. Kiwanis Ave.

6.

Legal Description:Lot 7 (less Tract A), Block 2, Brown Addition,
Minnehaha County

Recommendation Approval

2011-06-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District
to allow expansion of a non-conforming use (residential garage) at 1017 E.
8th St.

7.

Legal Description:Lot 5, Block 2, Morningside 1st Addition,
Minnehaha County

Recommendation Approval

2011-06-09: CONDITIONAL USE PERMIT in the C-2, General Commercial District
to allow a motor vehicle repair shop at 909 N. Lincoln Ave.

8.

Legal Description:N 1/2 Vacated 1st Street & Lots 4-6, Block 2,
Harrison's Addition, Minnehaha County

Recommendation Approval

2011-06-07: FINAL DEVELOPMENT PLAN in Subareas C & D of the Westwood Valley
Planned Development District to construct an office building and community
center at Karmya Circle & Lancaster Drive.

9.

Legal Description:Lot 3, Block 13, Westwood Valley Addition,
Minnehaha County

Recommendation Approval

2011-06-08: FINAL DEVELOPMENT PLAN in Subarea C of the Westwood Valley
Planned Development District to construct three multi-family apartment
buildings at Karmya Circle & Lancaster Drive.

10.

Legal Description:Lot 1, Block 13, Westwood Valley Addition,
Minnehaha County

Recommendation Approval

CONSENT AGENDA APPROVAL

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to move item 5 to the Regular Agenda and Approve the Consent Agenda.

For: Nick Sershen, Andi Anderson, Steve Gaspar, Lynnette Olson, Darla Erb, Denny Pierson, 6. Against: , 0.

Motion Passed

Ken Dunlap Returned

REGULAR AGENDA APPROVAL

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Nick Sershen to approve with Item 14 deferred and Item 5 moved to the Regular agenda .

For: Nick Sershen, Andi Anderson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 6. Against: , 0.

Motion Passed

2011-05-08: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 3316 S. Hawthorne Avenue.

5.

Legal Description:N33' Lot 8 & S19.25' Lot 9; Lot 7 (EX H1) & S1/4 Lot 8; Block 12, Pettingill & Steadmans Addition; and Lot 9 GOLDEN RULE SUBD PART Blocks 11 & 12, Pettingill & Steadmans Addition; Minnehaha County

Recommendation Approval

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Denny Pierson to approve with added third stipulation for a 6 foot privacy fence along North edge of property 2011-05-08:

CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow motor vehicle display and sales at 3316 S. Hawthorne Avenue. Legal Description: N33' Lot 8 & S19.25' Lot 9; Lot 7 (EX H1) & S1/4 Lot 8; Block 12, Pettingill & Steadmans Addition; and Lot 9 GOLDEN RULE SUBD PART Blocks 11 & 12, Pettingill & Steadmans Addition; Minnehaha County.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

Ken Dunlap Left

2011-05-04: REZONE from the RD, Residential District to the I-1, Light Industrial District for allowed uses at 124 S. Elmwood Ave.

11.

Legal Description: Lot 14, Block 4, Bradley's 1st Addition,
Minnehaha County

Recommendation Denial

A motion was made by Commissioner Lynnette Olson and seconded by Commissioner Steve Gaspar to deny.

For: Nick Sershen, Denny Pierson, Steve Gaspar, Lynnette Olson, Darla Erb,
5. Against: Andi Anderson, 1.

Motion Passed

Ken Dunlap Returned

2011-05-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a telecommunications tower at 701-705 S. Minnesota Ave.

12.

Legal Description: Lots 4, 4A, 5 & the E. 40' of Lot 12, Block 1, Lewis Addition, Minnehaha County

Recommendation Approval

Ken Dunlap returned

A motion was made by Commissioner Ken Dunlap and seconded by Commissioner Steve Gaspar to approve w/ additional two stipulations built as presented and a brown vinyl fence 2011-05-03: CONDITIONAL USE PERMIT in the C-2, General Commercial District to allow a telecommunications tower at 701-705 S. Minnesota Ave. Legal Description: Lots 4, 4A, 5 & the E. 40' of Lot 12, Block 1, Lewis Addition, Minnehaha County.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

2011-06-04: CONDITIONAL USE PERMIT in the RA-2, Residential District to construct and off-site accessory parking lot at 1914 S. Spring Ave.

13.

Legal Description: Lot 17 & 18, Block 16, University Addition, Minnehaha County

Recommendation Denial

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Nick Sershen to deny.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed

ADJOURNMENT

A motion was made by Commissioner Steve Gaspar and seconded by Commissioner Darla Erb to approve.

For: Nick Sershen, Andi Anderson, Denny Pierson, Steve Gaspar, Lynnette Olson, Ken Dunlap, Darla Erb, 7. Against: , 0.

Motion Passed